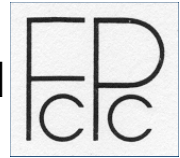




# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



## AGENDA

### Wednesday August 14, 2013

APPROVED: \_\_\_\_\_

PAGE 1 OF 2

#### NOTICES AND REMINDERS

The County's lobbying ordinance (Chapter 1-7.2 of the code) requires the registration of individuals and entities that qualify as lobbyists. If you will be testifying before the Planning Commission, the ordinance may require that you register as a lobbyist. If you have a question as to the applicability of this ordinance, please contact the County Attorney's Office at (301) 600-1030.

Please turn off all cell phones, pagers, and other electronic devices during planning commission meetings. If you must attend to business or engage in a private conversation, please exit the hearing room so as not to disrupt any presentation or speakers.

Agenda items will be reviewed in succession. It is the responsibility of the applicant and other persons of record to be prepared to discuss their agenda item during the respective session.

The Commission will break for lunch at approximately 12:30 pm if the meeting is expected to continue into the afternoon.

#### Providing Public Testimony

- Any individual who wishes to testify on an agenda item are required to be sworn in at the beginning of each agenda item.
- Individuals are allotted three (3) minutes and recognized organizations ten (10) minutes for each agenda item.
- If you are also submitting written material please provide ten (10) copies for the Commission and staff.

#### Applicants

- All applicants and their representatives who testify are required to be sworn in at the beginning of each agenda item.
- Be prepared to speak in the time allotted, typically fifteen (15) minutes with a five (5) minute rebuttal following any public comments.
- If you are submitting written material please provide ten (10) copies for the Commission and staff.

Individuals requiring special accommodations for this meeting are requested to contact the County Manager's Office at 301-600-1100 (tty: use Maryland relay) to make the necessary arrangements no later than seven (7) working days prior to the meeting.

Any correspondence to the Planning Commission can be sent to: [planningandzoning@frederickcountymd.gov](mailto:planningandzoning@frederickcountymd.gov)

#### TENTATIVE UPCOMING MEETINGS

##### Planning Commission Meetings/Workshops

(1<sup>st</sup> Floor Hearing Room, Winchester Hall)  
Wednesday – August 28, 2013 @ 7:00 pm

##### Contact

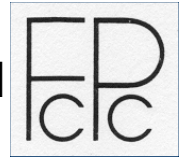
Planning and Development Review  
@ 301-600-1138

For re-zonings, Ag-preservation, workshops,  
public hearing agendas, preliminary/final  
plats, Preliminary and Site plan items



# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



## AGENDA Wednesday August 14, 2013

APPROVED: \_\_\_\_\_

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ITEM	TIME	ACTION REQUESTED
<b><u>9:30 A.M.</u></b>		
1. <b><u>MINUTES TO APPROVE</u></b>		<b>DECISION</b>
2. <b><u>PLANNING COMMISSION COMMENTS</u></b>		<b>INFORMATIONAL</b>
3. <b><u>AGENCY COMMENTS/AGENDA BRIEFING</u></b>		<b>INFORMATIONAL</b>
4. <b><u>COMBINED PRELIMINARY AND SITE PLANS</u></b>		<b>DECISION</b>
a) <u>Jefferson Place at Jefferson Technology Park</u> - The applicant is requesting combined preliminary subdivision / site development plan approval for a total of 825 dwellings, composed of 228 apartments, 220 two-over-twos, 154 back-to-backs, and 223 townhouses on 59.31 acres. Located on the south side of MD 180 at the southwest corner of I-70, US 15 and US 340. Zoned: Mixed Use Development (MXD). Frederick Planning Region: Tax Map 0076 / Parcels 0108 and 0109. File: S1136, SP06-07, Site #13421, APFO #13424, FRO #13425 <i>John Dimitriou, Principal Planner</i>		
b) <u>Worthington Square</u> - The applicant is requesting combined preliminary / site development plan approval for 61 residential townhouse dwellings and one (1) commercial lot on 7.08 acres. Located along Urbana Pike and Urbana Church Road, northwest of the MD 80 / Sugarloaf Parkway traffic circle in Urbana. Zoned: Mixed Use (MX)/Village Center (VC). Urbana Planning Region. Tax Map 96 / Parcels 0257, 0175, 0174, 0034 and 0048. File: S1160, SP12-12, Site #12966, APFO #12964, FRO #12965 <i>Denis Superczynski, Principal Planner</i>		
5. <b><u>SITE PLAN</u></b>		<b>DECISION</b>
a) <u>Urban Green</u> - The applicant is requesting site plan approval for the development of a 352-unit multi-family residential and mixed use community with associated open space and amenities to include 352 apartments and 14,960 sq.ft. of commercial space on a 22.95 acre site. Located on the south side of Urbana Pike (MD 355) east of its intersection with MD 80 (across from the former Cracked Claw/Peter Pan Inn site) Zoned: Mixed Use (MX)/Village Center (VC). Urbana Planning Region. Tax Map 0096 / Parcel 0069. File: SP12-11, Site #13558, APFO #13559, FRO #13361 <i>Denis Superczynski, Principal Planner</i>		